168.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	849,600 / 849,600
					USE VALUE:	849,600 / 849,600
					ASSESSED:	849,600 / 849,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISHOP KAREN E/ETAL
Owner 2:	DUMAY IRVIN C
Owner 3:	
Street 1:	66 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1913, having primarily Vinyl Exterior and 2230 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	429,600		420,000	849,600
Total Card	0.138	429,600		420,000	849,600
Total Parcel	0.138	429,600		420,000	849,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.05 | /Parcel: 381.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	111113
GIS Ref	
GIS Ref	
Insp Date	10/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0002-0020.0

!12982!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	429,500	0	6,000.	420,000	849,500	849,500	Year End Roll	12/18/2019
2019	101	FV	320,700	0	6,000.	420,000	740,700	740,700	Year End Roll	1/3/2019
2018	101	FV	320,700	0	6,000.	354,000	674,700	674,700	Year End Roll	12/20/2017
2017	101	FV	320,700	0	6,000.	324,000	644,700	644,700	Year End Roll	1/3/2017
2016	101	FV	320,700	0	6,000.	276,000	596,700	596,700	Year End	1/4/2016
2015	101	FV	313,000	0	6,000.	240,000	553,000	553,000	Year End Roll	12/11/2014
2014	101	FV	313,000	0	6,000.	222,000	535,000	535,000	Year End Roll	12/16/2013
2013	101	FV	313,000	0	6,000.	211,200	524,200	524,200		12/13/2012

PRINT

Date	Time
12/11/20	02:59:54

LAST REV

Date	Time
10/15/18	09:44:47
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12982

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHERN ROBERT/ET	24290-91		2/22/1994		163,250	No	No		Y

USER DEFINED

Prior Id # 1:	111113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2002	703	Porch	4,600	C				REPLACE STAIRS ON
5/21/2001	328	Addition	65,000	C				1ST FLOOR FAMILY R
5/24/1993	204		300					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	345	PATRIOT
5/22/2002	Permit Visit	PM	Peter M
5/8/2000	Inspected	276	PATRIOT
12/13/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12093639
Const Adj.:	1.01686859
Adj $ / SQ:	142.481
Other Features:	105250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	527815
Depreciation:	98174
Depreciated Total:	429641

COMMENTS

PDAS OF=SHOWER IN MBTH. GAS LOG FRPL.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 5				Baths: 1		HB 1		

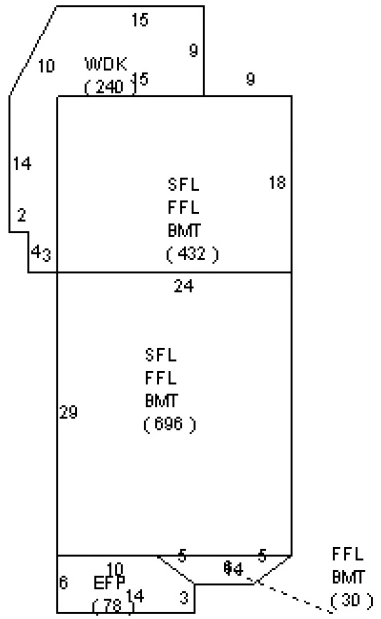
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	156.73
Special Features:	0	Val/Su Net:	115.92
Final Total:	429600	Val/Su SzAd	192.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,158	42.740	49,498
FFL	First Floor	1,158	142.480	164,993
SFL	Second Floor	1,072	142.480	152,682
WDK	Deck	240	10.340	2,481
EFP	Enclos Porch	78	63.180	4,928

Net Sketched Area: 3,706 | Total: 374,582

Size Ad 2229.6 | Gross Are 3762 | FinArea 2230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: